

**MINUTES OF PLANNING COMMISSION/SUBDIVISION COMMITTEE MEETING  
OF THE CITY OF LOS ALAMITOS**

**REGULAR MEETING – February 27, 2019**

**1. CALL TO ORDER**

The Planning Commission/Subdivision Committee met in Regular Session at 7:01 p.m., Wednesday, February 27, 2019, in the Council Chamber, 3191 Katella Avenue, Chair Riley presiding.

**2. ROLL CALL**

**Present: Commissioners:** Chair Riley  
Vice Chair Sofelkanik  
Andrade, DeBolt, Loe and Grose

**Absent:** Commissioner Cuiilty

**Staff:** Les Johnson, Development Services Director  
Michael Daudt, City Attorney  
Michelle Müller, Department Secretary  
Tom Oliver, Associate Planner

**3. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Riley.

**4. ORAL COMMUNICATION**

Chair Riley opened the meeting for Oral Communication for items not on the agenda.

Speaker Peter Blied, representing 10900 Los Alamitos Boulevard requested to have agenda item 7A pulled from consent calendar. Mr. Blied discussed reasons as to why medical use is most fitting at this location, and why it is not detrimental to the area and community.

There being no additional speakers, Chair Riley closed the public hearing.

**5. APPROVAL OF MINUTES**

**A. Approve the Minutes for the Regular Meeting of January 23, 2019.**

Motion/Second: Grose/DeBolt

Carried 5/0 (Andrade abstained, Cuiilty absent): The Planning Commission approved the minutes of the Regular meeting of January 23, 2019.

**6. DISCUSSION**

None.

**7. CONSENT CALENDAR**

**A. Conditional Use Permit (CUP) 18-08**

**Medical Office in the General Commercial (C-G) Zone at 10900 Los Alamitos Blvd., #160**

Denial of a Conditional Use Permit for a medical office at 10900 Los Alamitos Blvd., #160 in the General Commercial (C-G) Zoning District (Applicant: Peter J. Blied, North County Consulting).

Motion/Second: DeBolt/Grose

Carried 5/0 (Andrade abstained, Cuijty absent): Adopted Resolution No. 19-03, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, DENYING CONDITIONAL USE PERMIT (CUP) 18-08 TO ALLOW A MEDICAL OFFICE IN A 6,375 SQUARE FEET UNIT AT 10900 LOS ALAMITOS BOULEVARD, #160 IN THE GENERAL COMMERCIAL (C-G) ZONING DISTRICT, APN 242-171-08 (APPLICANT: PETER J. BLIED, NORTH COUNTY CONSULTING)."

**8. STAFF REPORT**

None.

**9. PUBLIC HEARING**

**A. Conditional Use Permit (CUP) 08-09M2**

**Modification of Beer and Wine Approval to Full Alcohol Service for Restaurant in the General Commercial (C-G) Zone at 10931 Los Alamitos Boulevard**

Consideration of the modification to a Conditional Use Permit to allow full alcohol service instead of the previously approved beer and wine only service at Wahoo's Restaurant at 10931 Los Alamitos Boulevard.

Associate Planner Oliver summarized the staff report.

Chair Riley opened the public hearing.

Co-owner of Wahoo's, Scott Fessenden described the type of license they are looking for and discussed the success with a full alcohol license at their original location in Huntington Beach.

Commissioner Grose asked and received clarification from Mr. Fessenden asked and received clarification regarding when the establishment will commence providing full alcohol services; Mr. Fessenden stated that it would in an approximate 60 days, as they need to obtain the approval from the Department of Alcoholic Beverage Control (ABC) first.

There being no further speakers, Chair Riley closed the public hearing.

Motion/Second: DeBolt/Grose

Carried 6/0 (Cuiilty absent): Adopted Resolution No. 19-04, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALAMITOS, CALIFORNIA, APPROVING A MODIFICATION TO AN EXISTING CONDITIONAL USE PERMIT (CUP 08-09M2) TO ALLOW FULL ALCOHOLIC BEVERAGE SALES, ON-SITE CONSUMPTION, AT 10931 LOS ALAMITOS BOULEVARD IN THE GENERAL COMMERCIAL (C-G) ZONE, AND DIRECTING A NOTICE OF EXEMPTION BE FILED FOR A CATEGORICAL EXEMPTION FROM CEQA, APN 242-203-23 (APPLICANT: TOM ORBE, WAHOO'S)."

**10. ITEMS FROM THE DEVELOPMENT SERVICES DIRECTOR**

Development Service Director advised the Commission of the following:

- Thanked the Commission for their efforts as discussion of the Zoning Code Update continues.
- Reminded the Commission of the upcoming State of the City.

**11. COMMISSIONER REPORTS**

Commissioner Grose thanked Wahoo's for opening their establishment in the City.

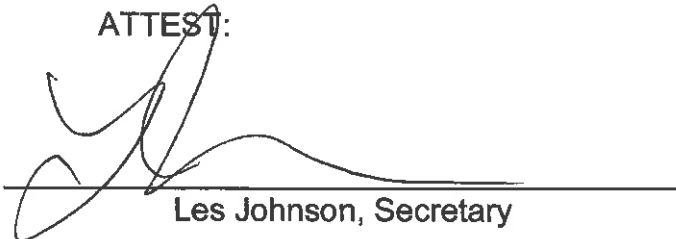
Commissioner DeBolt requested to have staff meet with the speaker from a prior meeting who inquired about the possibility of adding a second driveway to his property.

Associate Planner Oliver advised that requests for second driveway entrances require going through the CUP process.

**12. ADJOURNMENT**

The Planning Commission adjourned the meeting at 7:23 p.m.

ATTEST:

  
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Les Johnson, Secretary

  
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John Riley, Chair